



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
9316 North 107th Street
Milwaukee, Wisconsin 53224-1121
TDD #: (608) 264-8777

Jim Doyle, Governor
Mary P. Burke, Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 50
Comm #: 53089-9999-43-A
BRRTS #: 02-68-113737
Site Name: Center Fuel Co.
Site Address: N67W24143 Maple Avenue, Sussex, 53089
Site Manager: Brenda Boyce
Address: 141 NW Barstow Street, Room 180
City, State Zip: Waukesha, WI 53188-3789
Phone: (262) 574-2140
e-mail: Brenda.Boyce@Wisconsin.gov
Bid Manager: Lee Delcore
Address: 9316 North 107th Street
City, State Zip: Milwaukee, Wisconsin 53224-1121
Phone: (414) 357-4701
e-mail: Lee.Delcore@Wisconsin.gov

Bid-Start Date:	July 30, 2007
Questions must be received by (See Section 2 (B)):	August 13, 2007 4:00 PM
Responses will be posted by (See Section 2 (B)):	August 31, 2007
Bid-End Date and Time:	September 14, 2007 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Ivize-Milwaukee, 757 North Broadway, Suite 200, Milwaukee, WI 53202
Phone: (414) 276-2679 Fax: (414) 276-1529

SECTION 2 – Site-Specific Bid Requirements

General Comments

Nine bulk petroleum above ground storage tanks (ASTs) were operated at the Center Fuel Company property from the 1930s through the 1970s. The tanks were removed in 1982 and a subsequent site assessment revealed soil and groundwater contamination on the site. Bedrock is encountered at 30 feet below grade and contamination is within one meter of bedrock. In 2002, approximately 204 tons of the most contaminated soil were removed in the source area. However, highly contaminated soil remains at the site above NR 746 Table 1 and Table 2 values. Free product has not been observed in monitoring wells. Sussex Municipal Well #2 is located within 1000 feet to the southeast of the site. Depth to groundwater is between 8 to 12 feet below grade in silty sand and gravel. Groundwater flow direction is to the southeast. The Wisconsin Department of Natural Resources (WDNR) reviewed the case for closure and determined that further investigative work needed to be done to determine the lateral extent of the soil that exceeds direct contact values and better delineate plume definition down-gradient.

Only portions of the *Investigation and Remedial Closure Report* (June 2005) and the Case Summary and Close Out Report (2005) are at the copy shop (text, figures, tables and boring logs). The entire file should be reviewed at the WDNR Waukesha office.

Minimum Remedial Requirements

Direct Contact Assessment

Ten soil borings to a depth of four feet will be advanced in the area of the former remedial excavation. The boring locations will radiate out to the north and west from the remedial samples #1 and #4. Two soil samples from each boring will be submitted for PVOC, PAH and lead analysis. One sample is to be taken from the area with the highest PID response from 0-24 inches and the second taken from the area with the highest PID response from 24-48 inches.

Monitoring Well Installation

Two soil boring/monitoring wells will be installed – one located to the east-southeast of B15 (approx. 45 feet) and the other to the south of B6/B19 near the southern property boundary. These wells will be NR 141 Wis. Administrative Code compliant, installed to a depth of approximately 15-20 feet and screened across the water table. One vadose zone soil sample with the highest PID reading from each boring will be submitted for laboratory analysis of PVOC, PAH and lead. The two new wells will be surveyed relative to the existing well network to better understand groundwater flow. This activity includes any waste disposal associated with monitoring well installation.

Groundwater Sampling

Two quarters of groundwater monitoring are to be conducted from the monitoring well network (MW-1, MW-2, MW-3, MW-4, MW-5, MW-6, MW-7 and the two new wells). MW-2 and MW-6 may be omitted from the second monitoring event; however, groundwater elevation data will need to be collected from all wells at each event. Groundwater samples will be analyzed for PVOC, PAH and lead. MW-1 and MW-4 will be checked for free product and if found, measured and

reported immediately to the WDNR Hydrogeologist. RNA field parameter data is to be collected at the first monitoring event and evaluated to determine if RNA will be an appropriate final remedy. This activity includes costs for any waste disposal associated with groundwater sampling.

Potable Well Identification

Determine the source of potable water for the neighboring property, Commercial Excavating Company, W240 N6681 Maple Avenue. If a potable well, provide a well construction log or specification, if available. Also locate the well on the site maps.

Report Preparation

After completion of the activities outlined above, determine whether closure is appropriate. If closure is appropriate, then submit a complete closure report, including, but not limited to, an updated closure form and updated GIS packet. If closure cannot be realized upon completion of the work scope discussed above, then a final report of data results and documentation of the work activities completed in accordance with this bid and recommendations for further work to meet regulatory closure criteria shall be submitted to the WDNR and Commerce. If closure is not realized, then the cost cap established by this bid will be modified less the amount of the closure related costs.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE

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Department of Commerce PECFA Program

SITE NAME: Center Fuel Co

COMMERCE #: 53089-9999-43-A

BRRTS #: 02-68-113737

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W. Washington Ave., Madison WI 53703-2790 or
PO Box 8044, Madison, WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE

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Department of Commerce PECFA Program

SITE NAME: Center Fuel Co

COMMERCE #: 53089-9999-43-A

BRRTS #: 02-68-113737

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1	Direct Contact Assessment	\$	
2	Monitoring Well Installation	\$	
3	Groundwater Sampling 1 st Quarter	\$	
4	Groundwater Sampling 2 nd Quarter	\$	
5	Potable Well Identification	\$	
6	Report Preparation – Data preparation and reporting (non-closure) for above tasks including web-reporting required in Section 3	\$	
7	Closure-Related Costs – Including, but not limited to closure form and report and GIS requirement updates, if closure is appropriate	\$	
8	PECFA Claim Preparation	\$	
9	Total Bid Amount	\$	